

BANGPAKONG

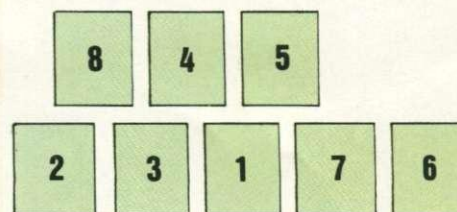
INDUSTRIAL PARK PHASE II





A number of industrial estates have been established throughout the country in recent years. They have been built outside Bangkok to generate rural job opportunities and to avoid the problems of urban environmental deterioration and traffic congestion.

Of the new estates currently under development, Bangpakong Industrial Park is one of the most modern and best-equipped in Thailand.



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BANGPAKONG INDUSTRIAL PARK PHASE I — THE FIRST STEP TO SUCCESS

The first phase of Bangpakong Industrial Park was established just one year ago in March 1988. Built on 300 rai, the park utilizes the excellent utilities and infrastructure of the area. The many lucrative features of Phase I have attracted big-name investors from around the world. Buyers come from Taiwan, Korea, Japan, Singapore, Italy, Switzerland, France and from Thailand itself. Within just four months of opening, all plots on the Phase I site were sold out.

The outstanding success of Phase I is mainly its excellent location. Situated on Km 52 of the Bang Na-Trad Highway, the park lies within easy access of Bangkok with its port and airport, the deep-sea ports of Laem Chabang and Map Ta Phut and the fast-growing towns of the Eastern Seaboard region.

But, of course, it is far more than just location that attracts investors from around the world to Bangpakong. Site facilities are among the best to be found in

the region.

Comprehensive after-sales service is a guaranteed feature of the park — customers can rest assured that the service they get will continue long after they first occupy the site. And, as in-depth research by renowned multi-national companies has shown, the Bangpakong management team is steady and dependable.

Most of the companies at Bangpakong Industrial Park Phase I are involved in light, high-tech industries such as electronic component manufacturing and computer assembly. Bangpakong Industrial Park is particularly suitable for this kind of business because of the extensive and reliable facilities and infrastructure in and around the area. All industry carried on at the site is environmentally friendly. The park's management is careful to ensure that all factories are non-polluting and blend in satisfactorily with the natural surroundings.

WHY BANGPAKONG?

Representatives of two leading international corporations were asked why they chose Bangpakong Industrial Park as the site for their projects.



*Mr. Kim In-Sik, Executive Vice President,
Srithai GoldStar Co., Ltd.*

“Thailand has an abundant supply of hardworking, reliable, dexterous workers with a positive attitude to management. Wages are the lowest in the region and several times lower than those in nearby industrialized countries. Not only because of its low cost; but its trainability, dexterity and productivity labour regulations are remarkably advantageous.

“The location of BIP is quite good. Its location between Bangkok and Laem Chabang will become even better when Laem Chabang deep-sea port opens within the next two years.”

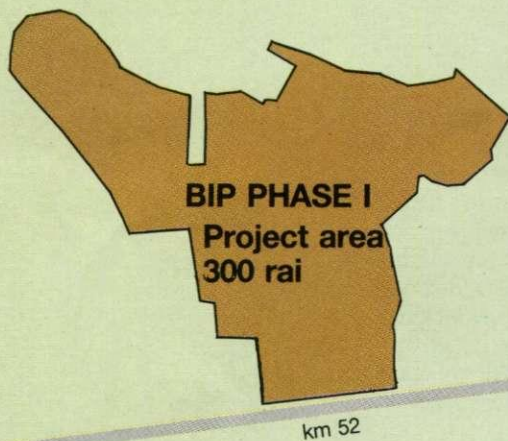


*Mr. Kenjiro Hiyama, Managing Director,
Thai-Asahi Glass Co., Ltd.*

“Generally speaking, companies which decide on Bangpakong Industrial Park gain access to an established and functioning infrastructure. The discovery of natural gas and oil has opened up great opportunities in petrochemical and energy-related fields. In particular, the main line of the gas separation plant at Map Ta Pud passes in front of Bangpakong Industrial Park making it convenient to connect and consume energy for industrial power. Moreover, its location at Chon Buri province within the Eastern Region of Thailand and its direct access onto the Bang Na-Trad Highway provides first class road communication with Bangkok.”



Irrigation Dep't wa



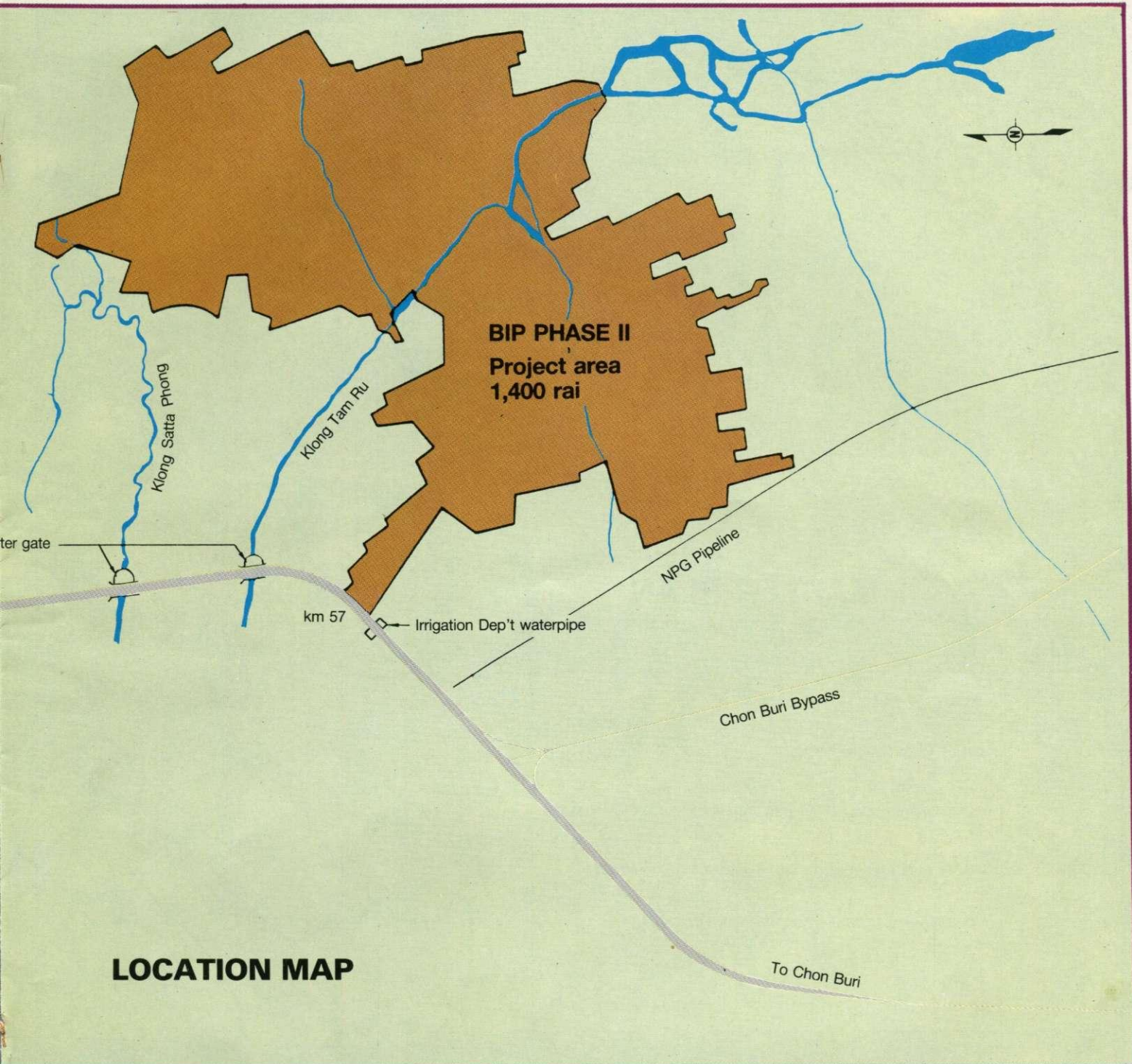
To Bangkok

AT THE CROSSROADS OF INDUSTRIALIZATION

With its excellent communications links and government incentives, the Bangpakong Industrial Park Phase I has been warmly received by the international investment community. Now, Bangpakong Industrial Park Phase II has opened. Situated on 1,400 rai, Phase II

has all the lucrative advantages of Phase I.

One of the most striking features of Bangpakong Industrial Park is its ideal location within the fast-developing Eastern Seaboard region. The park cashes in on the rich infrastructural network of the area and the nearby markets of Bangkok



and the east coast.

Direct access onto the Bangna-Trad Highway provides first-class road communication with Bangkok and Don Muang Airport. The highway is one of the best in Thailand, with a high, level surface and wide motor lanes. In addition, the railway linking Chachoengsao and Sattaheep is within easy access of the industrial park.

Bangpakong Industrial Park is situated roughly equidistant from Bangkok's seaport at Klong Toey and the

soon-to-be-opened deep-sea port of Laem Chabang. When it opens, Laem Chabang promises to be the gateway to Thailand's burgeoning international trade. The Bangpakong site is consequently perfect for transporting goods to and from Thailand. It combines the best infrastructure and communication links that Thailand has to offer with the advantages of very reasonable land costs.

It is also conveniently close to the port and petrochemicals complex at Map Ta

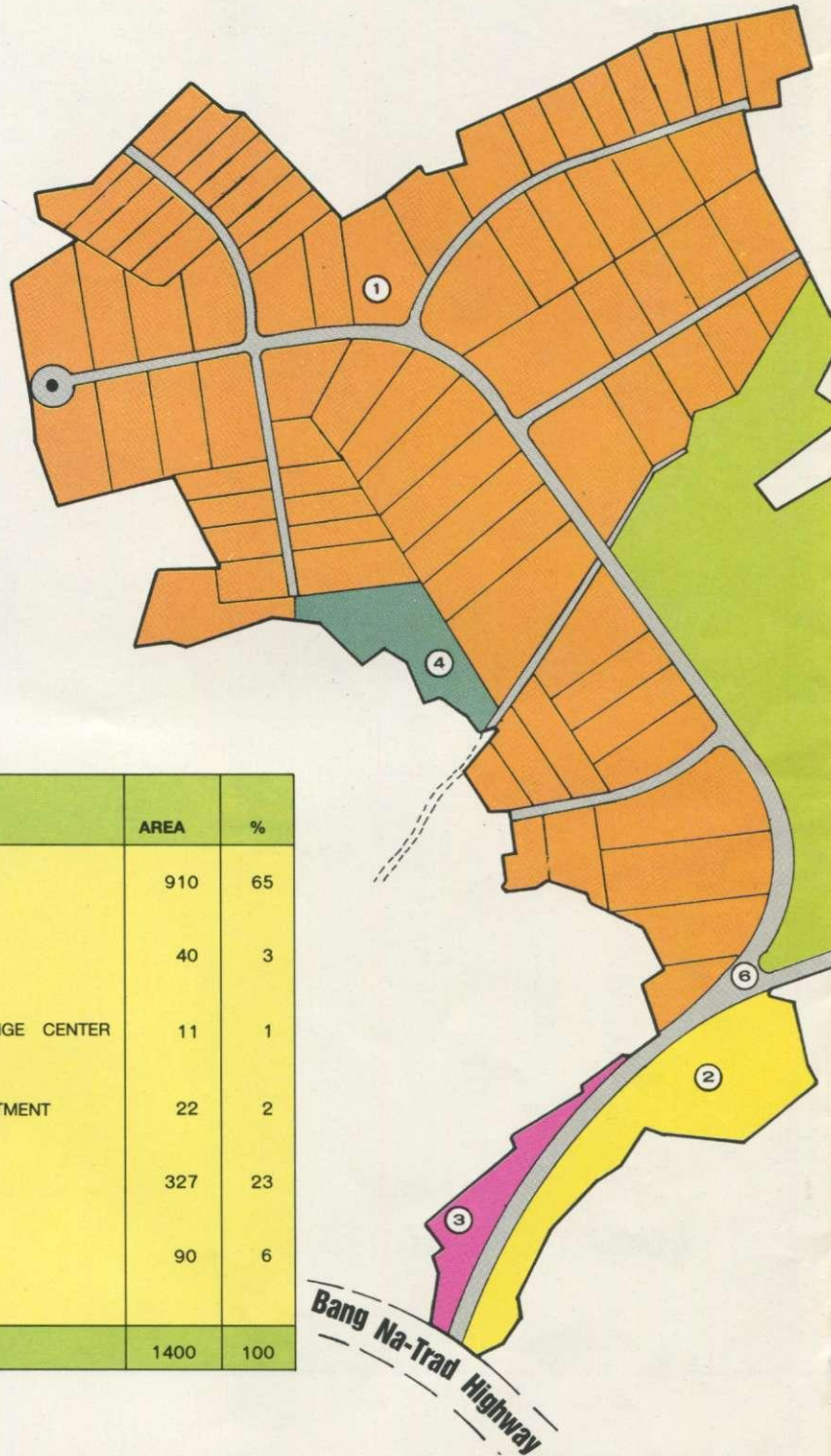
Pud and the towns of Chon Buri, Pattaya and Rayong. Commerce in these areas is already undergoing a surge in growth as Thailand's integrated petrochemicals industry begins to gain momentum.

Economically, the future for the Eastern Seaboard region is undoubtedly the brightest in Thailand and Southeast Asia. Bangpakong Industrial Park, situated at the heart of this region, has to be one of the best choices a businessman could make.



MASTER PLAN

LAND PLOT NO	DESCRIPTION	AREA	%
1	INDUSTRIAL AREA	910	65
2	OFFICE & COMMERCIAL AREA	40	3
3	POWER SUBSTATION, WATERWORK, TELEPHONE EXCHANGE CENTER	11	1
4	WASTE WATER TREATMENT PLANT & SOLID WASTE TREATMENT	22	2
5	HOUSING AREA, SPORT CENTER & RECREATION AREA	327	23
6	ROAD	90	6
		1400	100



WIDE RANGING SERVICES

Bangpakong Industrial Park Phase II is endowed with a wide variety of facilities and services. Every effort has been made to provide all the necessary requirements for industrial investment. Currently these include:

- ▶ shopping area and supermarket
- ▶ manpower recruitment services
- ▶ security services
- ▶ design and construction services
- ▶ shipping services with customs clearance
- ▶ post office
- ▶ medical clinic
- ▶ high-class residential compound
- ▶ condominiums and guest houses
- ▶ insurance services
- ▶ maintenance and packaging services
- ▶ uniform tailoring
- ▶ laundry service.

In addition, a comprehensive sports facility is planned to be built on site.

BLUEPRINT FOR INVESTMENT

Infrastructure and public utilities in the Bangpakong area are, perhaps, the best in all Thailand in view of the great importance of the nearby Eastern Seaboard projects. Roads, water, electricity, telecommunications and other services are of vital importance to any industrial concern. At Bangpakong Industrial Park, the investor can expect the very best utilities available.

Each plot of land on the site has its own paved road connecting it to the Bangna-Trad Highway. The durable steel-reinforced concrete roads are designed by qualified engineers to withstand the wear-and-tear caused by the heaviest trucks. Spacious footpaths alongside the roads are complemented by electricity posts and drainage channels.

Land at the site has been repeatedly piled and compacted to the highest industrial standards. It is guaranteed firm and subsidence-free.

An electric substation will be built on ten rai on the site to supply 60 megawatts of electric power — an ample amount for most purposes.

An agreed amount of water will be supplied by the Provincial Water Authority. If consumption at the park exceeds that stated amount, the park will draw on its own lake for water.

The Telephone Organization of Thailand has agreed to install 1,000 telephone lines on the site. The TOT will also construct an office on one rai at the site.

The possibility of fire or accidents on the industrial park has not been overlooked. Fire-fighting equipment of the highest standard, including one fire engine and fire hydrants placed at regular intervals, are a standard feature of the park. In addition, fire department vehicles can arrive at the site within 15 minutes.

Waste-water and garbage disposal will be taken care of efficiently and hygienically with the utmost regard for the surrounding environment. The waste-water treatment facilities, to be situated on 20 rai, are guaranteed to cause no unpleasant odours or pollution.

Basic construction of Bangpakong Industrial Park Phase II will be finished by 1989. Most of the infrastructural and site amenities will be completed in 1990.

Congratulations to BIP Phase II from the customers of BIP Phase I



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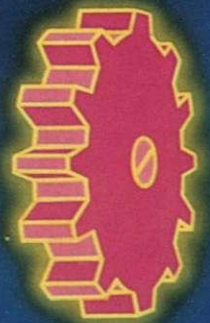


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Publication of The Nation
March 1989

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